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TO

Amend the Laws relating to small Tenements and Fixtures in
Towns in Ireland.

A.D. 1878.

WHEREAS tenants in Ireland of agricultural or pastoral holdings, or of holdings partly agricultural and partly pastoral, can obtain compensation for improvements under sections I. and IV. of the Landlord and Tenant (Ireland) Act, 1870, but
5 tenants of holdings not agricultural or pastoral in their character, or partly such, cannot now so claim :

And whereas, for the purpose of encouraging the improvement of dwelling-houses in towns and villages throughout Ireland, it is desirable to extend to all tenants in Ireland of small holdings the
10 above sections of such Act :

Be it enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows :

- 15 **1.** The provisions of section I. and of section IV. of the Landlord and Tenant (Ireland) Act, 1870, shall apply not only to any holding in Ireland which is agricultural or pastoral in its character, or partly agricultural and partly pastoral, but also to any holding in Ireland, of which the value shall not exceed *fifty pounds*
20 the year, as valued under the Acts relating to the valuation of rateable property in Ireland.

Extension of provisions of ss. 1 and 4 of Landlord and Tenant (Ireland) Act, 1870, to holdings not exceeding 50*l.* in value.

- 2.** Whenever, for the purposes of any proceeding under the provisions of this Act, it shall be necessary to ascertain the annual value of any lands, such annual value shall, in all cases where there
25 shall be a separate valuation of the whole or any part of the lands under the Acts in force for the time being for the valuation of rateable property in Ireland, be established, as to such lands or part thereof, by proof of such valuation; and in all cases where there shall not be such a separate valuation of the whole or any part of
30 the lands, then such annual value shall be estimated, as to such

Estimate of value of land.

[Bill 13.]

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lands or part thereof, according to the principles of valuation prescribed by the said Acts, and may be established by any legal evidence. The expression "annual value" in this Act shall, as to lands, mean the annual value established as herein-before mentioned.

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Proof of
value.

3. In addition to such copies or extracts as, under any other statute in that behalf, may be received and given in evidence as proof of the valuation of any lands, any copy or extract certified under the hand of the clerk of the union to be a true copy of the valuation of any lands as appearing in the rate book of the union, 10 or any examined copy thereof, shall be deemed and taken, for the purposes of any proceeding in any civil bill court, to be sufficient proof of the valuation of such lands until the contrary is shown.

Fixtures.

4. Where a tenant has affixed or shall affix to his holding any engine, machinery, or other fixture, and which has not been or 15 shall not be so affixed in pursuance of some obligation in that behalf, or instead of some fixture belonging to the landlord, then such fixture shall be the property of and be removable by the tenant.

Provided as follows:—

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1. Before the removal of fixtures the tenant shall pay all rent owing by him, and shall perform and satisfy all other his obligations to the landlord in respect of the holding.
2. In the removal of any fixture the tenant shall not do any avoidable damage to any building or other part of the 25 holding.
3. Immediately after the removal of any fixture the tenant shall make good all damage occasioned to the building or other part of the holding by the removal.
4. The tenant shall not remove any fixture without giving *one* 30 *month's* previous notice in writing to the landlord of the intention of the tenant to remove it.
5. At any time before the expiration of the notice of removal, the landlord, by notice in writing given by him to the tenant, may elect to purchase any fixture comprised in the 35 notice of removal, and any fixture thus elected to be purchased shall be left by the tenant and shall become the property of the landlord, who shall pay the tenant the fair value thereof to an incoming tenant of the holding; and any difference as to the value shall be settled by a claim 40 under this Act and the Landlord and Tenant (Ireland) Act, 1870, as in case of compensation for improvements.

5. Section four of this Act shall extend to all holdings in Ireland. The words "tenant" and "landlord" in this Act shall have the same meaning as given to such words in the Landlord and Tenant (Ireland) Act, 1870.

A.D. 1878.

Int. interpreta-
tion of
terms.

6. This Act shall be construed as one Act with the Landlord and Tenant (Ireland) Act, 1870, and the several Acts amending or altering the same.

Construction
of Act.

7. This Act may be cited as the "Tenants Improvements (Ireland) Act, 1878."

Short title.

8. This Act shall extend to Ireland only.

Extent of
Act.

**Township Improvements
(Ireland).**

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To amend the Laws relating to small
Townships and Parishes in Towns in
Ireland.

*(Prepared and brought in by
Mr. Patrick Weston, Major, Colonel, &c. &c. &c. &c.
and Mr. P. J. Fox.)*

*Ordered by The House of Commons, to be Printed,
10 January 1835.*

[1835.]

Under 1 m.